



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C (76)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £300,000

Rectory Mews, Station Road, Hatch Beauchamp, Nr Taunton, Somerset TA3 6AR

**5 Rectory Mews,
Station Road,
Hatch Beauchamp, Nr Taunton,
Somerset TA3 6AR**

Guide Price: £300,000

- **NO ONWARD CHAIN**
- **Modern 3 Bedroom Terraced Property**
- **Highly Desirable Village Location**
- **Kitchen/Dining Room with AEG Appliances**
- **16ft Sitting room with Fireplace**
- **En-Suite to Master Bedroom & Family Bathroom**
- **Entrance Hall & Cloakroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Separate Off Road Parking Space**
- **Low Maintenance Gardens**

Situated close to the heart of the highly desirable village of Hatch Beauchamp is this extremely well presented and modern 3 bedroom terraced property with garage, off road parking and low maintenance gardens. The spacious property comprises; entrance hall, cloakroom, 16ft sitting room with fireplace, 16ft modern fitted kitchen/dining room with integrated AEG appliances and access to the garden, en suite to the master bedroom and a white suite family bathroom. Further benefits from double glazing and gas fired heating via a combination boiler.



Approach

Approach to the solid wood front door with outside light and opening to:

Entrance Hall

With laminate flooring, single panel radiator, telephone point, wall mounted electric consumer unit, recessed ceiling spotlights and coving. Door to:

Cloakroom: 5' 10" x 3' 5" (1.77m x 1.03m)

Fitted with a white two piece suite comprising; wall mounted wash hand basin with taps and splash back over. Low level WC. Obscure double glazed window to the front aspect, laminate flooring, single panel radiator and coving.

Sitting Room: 16' 1" x 16' 0" (4.89m x 4.88m) (max)

Attractive feature fireplace with an inset gas coal effect fire. Double glazed window to the front aspect, two single panel radiators, TV and telephone points, brushed chrome power points, portable heating thermostat, smoke detector and coving. Stairs rise to the first floor with a built in storage cupboard beneath. Door to:

Kitchen/Dining Room: 16' 1" x 10' 2" (4.90m x 3.10m)

Fitted with a modern range of light cream fronted wall and base units, all complemented by solid granite worktops and upturns over. Inset one and a half bowl with mixer tap over. Integrated AEG appliances include: dishwasher, high level double oven, microwave oven, four burner gas hob with stainless steel splash back and extractor over. Fridge and freezer. Wall unit housing the Ideal gas fired boiler. Double glazed window to the rear aspect. The dining area benefits from double glazed french doors opening to the garden, double panel radiator, laminate flooring, double panel radiator, under stairs storage cupboard, recessed ceiling spotlights and coving.

First Floor Landing

With access to the roof void, built in cupboard with a wall mounted electric heater. Smoke detector and coving.

Bedroom 1: 12' 0" x 10' 6" (3.67m x 3.20m) (max)

Double glazed window to the front aspect, single panel radiator, TV and telephone points, built in double wardrobe with sliding doors and a coved ceiling. Door to:

En Suite Shower Room: 6' 4" x 5' 2" (1.93m x 1.58m) (max)

Fitted with a white three piece suite comprising; square cubicle with a glass door and wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the front aspect, part tiled walls, ladder style heated towel rail, tiled flooring, shaver point, extractor and recessed ceiling spotlights.

Bedroom 2: 9' 7" x 9' 5" (2.93m x 2.87m)

Double glazed window to the rear aspect, single panel radiator, built in wardrobe, TV point and coving.

Bedroom 3: 10' 4" x 6' 1" (3.16m x 1.86m)

Double glazed window to the rear aspect, single panel radiator, TV point and coving.

Bathroom: 7' 1" x 6' 1" (2.15m x 1.85m)

Fitted with a white three piece suite comprising; panel bath with a glass screen, mixer tap and wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Part tiled walls, tiled flooring, ladder style heated towel rail, shaver point, extractor, recessed ceiling spotlights and coving.

Garage: 17' 1" x 8' 2" (5.20m x 2.50m)

A single garage within a block of three located close to the rear of the property in Rectory Mews. Up and over door to the front aspect. A separate allocated off road parking space is close-by within the cul-de-sac.

Outside

The outside of the property is relatively low maintenance, the front garden is enclosed by wrought iron railings and planted with mature low shrubs. Outside water tap and light.

The rear courtyard style garden can be accessed via a timber pedestrian gate from within the Rectory Mews cul-de-sac. Paved steps lead from the gate down to the paved patio heading the dining area doors. The remainder of the garden is laid to gravel chipping and fully enclosed. Outside water tap and light.